SHRI R. PRABHU: Sir, the State Governments are given loans from the Central Government, about Rs. 250 crores, to carry fertilisers for a period of time, to give to farmers. But we will certainly examine the suggestion of the hon. Member.

Dues payable by ITDC to NDMC for Akbar Hotel

*267. SHRI V. GOPALSAMY:
SHRI T. R. BALU:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that the ITDC had handed over Akbar Hotel to the New Delhi Municipal Committee (NDMC) since it closed down its operations in April, 1986;

(b) if so, whether the India Tourism and Development Corporation (ITDC) have paid all its dues to NDMC; if not, what amount is still due from ITDC; and

(c) what steps are being taken to recover these dues from ITDC?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI): (a) No, Sir. The ITDC handed over Akbar Hotel directly to the Ministry of External Affairs in April, 1986.

(b) and (c) According to the NDMC, a sum of Rs. 27,93,318.72 is outstanding against ITDC for the period ending 31st March, 1986 which is subject to variation after inspection/reconciliation of ITDC's accounts for the year 1985-86. Necessary steps will be taken by the NDMC to recover these dues after the inspection/reconciliation of ITDC's accounts for the year 1985-86 has been carried out by them.

SHRI V. GOPALSAMY: Mr. Chairman, Sir, I am very much surprised by the misleading reply of the hon. Minister. The Minister says that the IT.D.C. handed over the Akbar Hotel to the Ministry of External Affairs. Sir, Akbar Hotel was constructed in 1969 in the diplomatic enclave comprising 17 floors with 162 bedrooms. The I.T.D.C. expanded it again in 1980 at a cost of Rs. 2 crores. 70 lakhs. The N.D.M.C. was getting a revenue, through licence fee of Rs. 20—35 lakhs annually. For example, for the year 1982-83, the amount is Rs. 41.56 lakhs because Akbar Hotel was running in profit, except for the last two years. Sir, I would like to know from the Minister whether the NDMC raised objections to ITDC handing over this complex and closing down the hotel. That is my first point. How could the ITDC hand over the complex which was constructed by NDMC. to the Ministry of External Affairs? I remember during the last session the Minister gave me the reply that Akbar Hotel building had been handed over to NDMC. That is why, the reply is misleading. I would like to know from the Minister what has been the annual revenue loss suffered by NDMC for conversion of Akbar Hotel property into office complex, by the Ministry of External Affairs.

SHRIMATI MOHSINA KIDWAI: The question was regarding dues against ITDC for the NDMC; but I will reply to the point raised by the hon. Member. NDMC was not running the hotel. The hotel was being run by ITDC...

SHRI V. GOPALSAMY: That is known.

SHRIMATI MOHSINA KIDWAI: NDMC handed over this hotel building to ITDC, in consultation with the Home Ministry which is the administrative Ministry for the NDMC. This hotel building was given to Ministry of External Affairs for their office accommodation because they badly needed office accommodation. I think the ITDC was giving licence money to NDMC. I do not know from where the hon. Member has got the figures.

†The question was actually asked on the floor of the House by Shri V. Gopalsamy.

In 1980-81, the payment received from ITDC by NDMC was Rs. 31,68,949; in 1981-82 it was Rs. 35,69,430.68; in 1982-83, the figure was Rs. 54,02,933.68; in 1983-84...

MR. CHAIRMAN: The point hon. Member raised was that by handing over the building to Ministry of External Affairs. NDMC will lose. Is it a fact or not and if it is a fact, how much.

SHRIMATI MOHSINA KIDWAI: Ministry of External Affairs will also give licence fee to NDMC which is under examination and as soon as they will decide the amount, they will give it to NDMC.

SHRI V. GOPALSAMY: Mr. Chairman, for part (b) of the question, that is, the amount due from ITDC, the Minister has given the figure of Rs. 27 lakhs and 93 thousand odd. But Sir, here is a photostat copy of the NDMC bill dated 18th July, 1986 and it shows the amount as Rs. 79,90,000. This is the NDMC bill. Also, Sir, I wanted to know from the Minister what is the actual amount due from all ITDC hotels. That is part (b) of my question. She has not replied. This is the annual report of ITDC for 1984-85. According to this report, the dues from ITDC to NDMC stand at Rs. 380.37 lakhs. This amount has not been realised till date. The Minister has not given a reply at all. I seek your protection.

MR. CHAIRMAN: If I understood the answer right the Minister said that a sum of Rs. 27,93,000 odd is the amount due to NDMC. That is the answer she has given.

SHRI V. GOPALSAMY: That is a misleading answer. This is the photostat copy of the NDMC bill.

MR. CHAIRMAN: There are other ways of contradicting the Minister. You have to write...

SHRI V. GOPALSAMY: This is the amount due from Akbar Hotel.

MR. CHAIRMAN: You have got to write to me if there is a contradiction.

SHRI V. GOPALSAMY: You allow half-an-hour discussion on it.

MR. CHAIRMAN: How can I? You write to me and I will consider. Mr. Gopalsamy, there are occasions in Question Hour when you have a different figure. If the Minister has different figures and if the two figures do not agree, the usual procedure, the correct procedure is to write to me saying that these are the figures that you have, will you have them checked? Now have you finished your supplementary? Shri Balu.

SHRI T. R. BALU: Sir, I want to know from the hon. Minister whether it is a fact that occupancy certificate is necessary from NDMC before allowing the ITDC to run the hotel business, particularly in view of the fire incident that had occurred at Siddarth Inter-Continental in Delhi. If so, how ITDC is allowed to run the hotel business without getting occupancy certificate in respect of Hotel Samrat...?

MR. CHAIRMAN: Does not arise. The question relates to dues and not with regard to this.

SHRI VISHWA BANDHU GUPTA: Then hon. Minister has said that since the Ministry of External Affairs needed office accommodation, this hotel was passed on to them and to the NDMC. The question is whether because of the shortage of hotel accommodation in Delhi; ITDC is going to make up for the loss of this hotel to take care of the additional needs of the tourists.

SHRIMATI MOHSINA KIDWAI: Sir, how can I answer this?

MR. CHAIRMAN: Again the original question relates to the dues between the ITDC and the NDMC.

SHRI GURUDAS DAS GUPTA: I hope the hon. Minister is aware that the trade unions and the workers working in that particular hotel have made certain recommendations in view of the fact that this particular

hotel was closed for some time and the workers had been complaining for a long time that a conspiracy was being hatched to close down that particular hotel even when it was earning profit just to help the big hotels so that those hotels could earn a little more money, that just to help the private sector it was being closed down. That was the complaint of the workers. I would like the Minister to tell me straightway why the hotel was closed, why it was handed over and what was the reaction to the suggestion and demand of the workers?

MR. CHAIRMAN: Why was the Hotel handed over to the External Affairs Ministry?

SHRIMATI MOHSINA KIDWAI: The ITDC has handed it over to the External Affairs Ministry and all the employees of the erstwhile hotel who turned up for jobs were accommodated in various hotels. So they are on their jobs. But I cannot say, because it relates to ITDC, as to what was the proposal of the workers there.

PROF. C. LAKSHMANNA: Sir, I would like to ask the Minister whether there was any agreement or contract between the NDMC and ITDC regarding construction and opening of Akbar Hotel and whether in that agreement there was any clause by which the hotel could be closed and handed over; whether all these procedures were gone through while handing over Akbar Hotel to the External Affairs Ministry.

MR. CHAIRMAN: If you have the answer, you may give.

SHRI V. GOPALSAMY: Answers are due from the Minister.

MR. CHAIRMAN: That is what I am saying if she has the answer she may give.

SHRIMATI MOHSINA KIDWAI: There was an understanding between the NDMC and ITDC regarding construction of the hotel and handing over the hotel. There are certain rules. The hon. Member knows that. So all the procedures were observed.

PROF. C. LAKSHMANNA: Regarding handing over the hotel to another agency?

SHRIMATI MOHSINA KIDWAI: It was handed over to another Ministry. It was a deal within the Government. So there was no private party.

PROF. C. LAKSHMANNA: Whether to a Government agency or any fortunately, I have become a spokesther in the "understanding"—that is the term used by the Minister—there was any clause by which the hotel could be handed over to any other agency and closed down.

MR. CHAIRMAN: Minister wants notice. Next question.

SHRI GHULAM RASOOL MATTO: Sir, I want to ask one question. Unfortunately, I have become a spokesman of the Government now. I was a Director of the ITDC when Hotel Akbar was taken over. Actually, the NDMC constructed this hotel for hotel purposes. But when they could not run it, they said that they would lease it out to the ITDC and we took it over. It was under an agreement that the hotel had been transferred to the ITDC. Now, the ITDC has absolutely no right to hand it over to the External Affairs Ministry. It has to return it to the NDMC. In this connection a very pertinent question arises. If I recollect correctly, about 14 or 15 years ago the rent was fixed at about Rs. 6 lakhs. Even at that time, as a Director, insisted that the ITDC must take it because the market value was about Rs. 22 lakhs. Now the market value is very high. Will the honourable Minister ensure that in the first instance the actual documents are made only in the name of the NDMC for transfer to the Ministry of External Affairs and secondly actual market rent is charged from the Ministry of External Affairs so that the interests of the NDMC are not affected?

MR. CHAIRMAN: Will you insist on the External Affairs Ministry paying the market value? That is the question.

SHRIMATI MOHSINA KIDWAI: We are constantly in touch with the External Affairs Ministry and negotiations are going on. We hope they will give us suitable price.

Distribution of agricultural land

*268. SHRI RAJNI RANJAN SAHU: Will the Minister of AGRICULTURE be pleased to state:

(a) whether it is a fact that acording to a Planning Commission report only 1 percent of the agricultural land has so far been redistributed under the ceiling laws;

(b) if so, what are the reasons therefor; and

(c) what steps Government are taking for its early re- distribution?

THE MINISTER OF STATE IN THE DEPARTMENT OF FERTILIZER IN THE MINISTRY OF AGRICULTURE (SHRI R. PRABHU): (a) to (c) A statement is laid on the Table of the Sabha.

Statement

(a) and (b) Out of 74.54 lakh acres of land declared surplus an area of 43.36 lakh acres i.e. 58.2 per cent has been distributed. The area declared surplus happens to be about 1 per cent of total cultivable land. The remaining area could not be distributed due to the following reasons as indicated by the State Governments:—

	(Lakh acres)	(Percent)
Involved in litigation	14·53	19·5
Transferred/reserved for public purposes	3·69	4·95
Unfit for cultivation	4·24	5·69
Not available for distribution due to miscellaneous reasons	5·205	6·98
Not available for distribution	3·51	4·72

(c) In the Conference of Revenue Ministers held in May, 1985, among among others, the following steps were suggested to the States/UTs:—

(i) The implementation of exiting ceiling laws should be monitored vigorously and effectively.

(ii) An analysis of the gaps between declared surplus and area taken possession of, and between area taken possession of and distributed be done for taking remedial measures.

(iii) A time bound programme should be prepared for disposal of returns, cases pending in various courts including the remanded and re-opened cases, taking possession of area declared surplus and its distribution followed by prompt mutations, issue of certificates/ Pattas, physical demarcation of spot and handing over possession etc., and its implementation completed as early as possible.

(iv) Creation of Tribunals under Article 323B of the Constitution and/or creation of special courts/ Bench in High Court in consultation with the concerned High Courts for quick disposal of ceiling cases may be considered.

(v) States may ensure that the posts of officials, revenue as well as judicial, concerned with the disposal of ceiling cases, do not remain vacant. Well experienced and competent officers need to be posted to man these posts.

(vi) Evasion and avoidance of law need to be looked into seriously.